Town of Woodfin
Town Council Meeting

Tuesday, October 20, 2026
5:00 pm

ACTION MEETING MINUTES

Council Members Present
Mayor Jim McAllister
Council Member Dan Bowers
Council Member Ken Kahn
Council Member Johanna Young
Vice Mayor Elisabeth Ervin
Council Member Philip Cohen
Council Member Max "Chip" Parton

Town Staff Present
Shannon Tuch, Town Manager
Sheri Powers, Finance & Budget Director
Adrienne Isenhower, Projects & Facilities Director
Gena Powers, Town Clerk / PIO
John Henning, Town Attorney
Jacqui Boykin, Police Chief
Ricky Hurley, Planning Director

The meeting video can be seen in its entirety at:
https://www.youtube.com/live/5VXCrezd6eo?si=iR02nmJNw1c0iaCM

Mayor McAllister called the meeting to order at 5:00 pm.

A. **Proclamation**
A proclamation recognizing October as Domestic Violence Awareness Month was read by Council Member Young.

B. **Approval of the Agenda**
Vice Mayor Ervin made a motion to approve the agenda as amended by Council Member Cohen to add #2 under New Business to discuss the 2027 Town Council Retreat. Council Member Parton seconded the motion which passed unanimously, 6-0

C. **Consent Agenda (4:55)**
1. Approval of September 15, 2026, regular meeting minutes.
2. Approval of the tax collection report for the period ending August 2026.
3. Approval of Ordinance 2026-12 – Budget Amendment to the General Fund and the Parks Capital Projects Fund FY 2027 budgets.
4. Approval of October 7, 2026, closed session minutes.
5. Approval of Resolution 2026-10 regarding the disposal of surplus equipment.

Council Member Parton made a motion to approve the Consent Agenda. Council Member Kahn seconded the motion, which passed unanimously, 6-0.

D. **Public Comment (5:22)– The public is invited to attend this meeting in person or view this meeting on YouTube Live:** https://www.youtube.com/live/mW1GYyGFBFc?si=CSgchOZx28g4XwQW . All documents related to agenda items not published on the website may be viewed in advance of the meetings in person at Town Hall, 90 Elk Mountain Rd, Woodfin.

There was no public comment.

Citizens may address the Board concerning various topics after being recognized by the mayor and are limited to 3 (three) minutes speaking time.

E. Presentations & Reports (05:38)

1. Woodfin to Weaverville Feasibility Study – Teresa Buckwalter, Landscape Architect; Tristan Winkler, Regional Transportation Planning Director/FBRMPO & Daisy O'Conner, Regional Transportation Planner/Land of Sky Regional Council
2. Town Manager Report – Shannon Tuch, Town Manager
3. Stormwater Annual Update - Nate Oblon, Stormwater Administrator
4. Quarterly Police Department Report – Jacqui Boykin, Police Chief

F. Unfinished Business (2:00:30)

1. Approval of Ordinance #2026-11 - a request to conditionally rezone a 0.5-acre portion of a 1.67-acre parcel located at 291 Weaverville Rd. The proposal seeks to change the zoning designation from Community Shopping (CS) to Community Shopping 2 – Conditional Zone (CS2-CZ). The property is identified in the Buncombe County tax records under PIN 9731-73-0523. The applicants/property owners are Brent Shaw, on behalf of New Vision Trust. -Ricky Hurley, Planning Director

Director Hurley recommended that the Public Hearing be continued until November 17, 2026, Town Council Meeting.

Mayor McAllister continued the public hearing at 7:01

Andrew Behla of 14 Starling Pass in Woodfin spoke to council regarding Ordinance #2026-11 - a request to conditionally rezone a 0.5-acre portion of a 1.67-acre parcel located at 291 Weaverville Rd. He asked the Council to deny the request or to continue the public hearing until the final site plan, proposed conditions, access plan, drainage information, and consistency finding are available for public review. (see attached email for further details of comment in a letter he sent to council)

Mayor McAllister Continued the public hearing at 7:06 pm to the November 17th Town Council Meeting.

Council Member Parton made a motion to continue consideration of Ordinance 2026-11 and public hearing to November 17, 2026. Council Member Cohen seconded the motion, which passed unanimously, 6-0.

G. New Business (2:08:28)

1. Resolution No. 2026-11 consideration of revisions to the Town of Woodfin Personnel Policy. – Shannon Tuch, Town Manager

Staff recommended that the Council continue this item, considering Resolution 2026-11 revisions to the Town of Woodfin Personnel Policy until November 17, 2026, Town Council Meeting to allow for staff and council examination and feedback. Council agreed to continue until November 17, 2026.

2. Discussion regarding the 2027 Town Council Retreat. -Town Council

Town Council decided to hold a special meeting on November 17, for 90 minutes before the regular Town Council meeting to make decisions regarding the 2027 Town Council Strategic Retreat.

Vice Mayor Ervin made a motion to go into closed session. Council Member Cohen seconded the motion, which passed unanimously, 6-0.

H. Executive Session – The Town Council may adjourn to private chambers to discuss legal, personnel, contractual or similar matters protected by the NCGS §143-318.11(a) including subsections:

(1) to prevent the disclosure of information that is privileged or confidential, pursuant to NCGS 160A-168, and (3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body.

Attorney John Henning announced in open session that the closed session discussion included a real estate matter which qualifies for a closed session discussion per N.C.G.S. § 143-138.11(a)(5).

I. Adjournment-

Council Member Kahn made a motion to adjourn the meeting. Council Member Bowers seconded the motion, which passed unanimously, 6-0.

Mayor McAllister adjourned the meeting at 9:29 pm.

TOWN OF WOODFIN
INCORPORATED
JUNE 1971
NORTH CAROLINA

James C. McAllister/Mayor

Attest: Gena Powers
Gena Powers/Town Clerk